

Dated: September 27, 2013



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A handwritten signature of George B. Nielsen in black ink.

George B. Nielsen, Bankruptcy Judge

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Counsel for Debtors

UNITED STATES BANKRUPTCY COURT
DISTRICT OF ARIZONA

In re

BROOKS JOEL EDEN
NATALIE JEAN EDEN,

Debtors.

Case No. 3-13-bk-19862-GBN

A Proceeding in Chapter 13

**ORDER GRANTING
MOTION FOR VALUATION
OF COLLATERAL
AND
DETERMINATION OF
SECURED STATUS**

THE COURT having reviewed Debtors' Motion for Valuation of Collateral and Determination of Secured Status and good cause appearing therefore, **IT IS**

ORDERED:

- 1) Debtors' Motion is GRANTED.
- 2) Overruling Sarah Ann Ranch Homeowner Association's Objection to Debtors' Chapter 13 Plan filed March 12, 2013. *See* docket no. 57.
- 3) The value of Debtors' interest in 17721 West Voltaire Street, Surprise, Arizona 85282 is determined to be \$175,000.00.



1 4) Sarah Ann Ranch Homeowner Association's claims are to be classified as
2 fully non-priority, unsecured and to be treated as such in Debtors' Chapter 13 plan.

3 5) This Order shall become part of Debtors' confirmed Chapter 13 Plan.

4 6) Upon successful completion of the Debtors' Chapter 13 plan and Debtors'
5 receipt of a Discharge, Sarah Ann Ranch Homeowner Association's liens shall be voided for
6 all purposes and, upon application by Debtors, the Court will enter an appropriate form of
7 order voiding the liens.
8

9 7) If Debtors' Chapter 13 case is dismissed or converted to Chapter 7 before
10 Debtors obtains a discharge, this Order shall cease to be effective and Sarah Ann Ranch
11 Homeowner Association's liens shall be retained to the extent recognized by applicable non-
12 bankruptcy law, and, upon application by any Lienholder, the Court will enter an
13 appropriate form of order restoring the liens.
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15 8) Except as provided by separate, subsequent order of this Court, Sarah Ann
16 Ranch Homeowner Association's liens may not be enforced so long as this order remains in
17 effect.
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19
20 -----ENTERED AND DATED AS INDICATED ABOVE-----
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